

SOUTHWEST ST. LOUIS COUNTY
PLANNING AREA

LAND USE PLAN AND ZONING

JUNE 1980

Prepared by the St. Louis County Planning and Zoning Department to implement a land use plan developed in cooperation with a citizen's committee representing townships in the Southwest portion of St. Louis County.

Recommended by St Louis County Planning Commission, June 12, 1980.

Adopted by St. Louis County Board of Commissioners, August 19, 1980.

Effective Date: September 1, 1980.

GOALS AND POLICIES FOR SOUTHWEST ST. LOUIS COUNTY

These are the Goals and Policies as extracted from the questionnaire which was distributed to area residents, and from the lists of concerns developed by the Study Committee. These statements are intended to guide development of the plan and subsequently the growth of the area.

PUBLIC PARTICIPATION AND COMMUNICATION GOALS

Goal: Provide additional opportunity for residents to participate more effectively in the planning and zoning process.

Policy: Individual Town Boards are encouraged to establish Township Planning Committees to review development proposals.

Policy: There may be one resident from each Township appointed by the Town Board as an ex-officio member of the County Planning Commission to serve when an item involves that Town.

Goal: Improve communication between County Planning and Zoning and the Townships.

Policy: County Planning shall submit quarterly reports of building permit activity to the individual Townships.

Policy: Townships are encouraged to undertake an increased role in assisting the County in Zoning Ordinance enforcement by such methods as submitting a copy of the local assessor's annual report to the Planning and Zoning Department.

Policy: County Planning and Zoning shall notify Townships by certified mail of applications to amend the plan within 15 days of receipt by the County.

Policy: County Planning and Zoning shall notify the Townships by certified mail of all rezoning applications within the Township.

LAND USE GOALS

Goal: Maintain the existing rural character of the region.

Policy: Rural areas away from existing development should generally be used for that area's dominant land use activity such as farming and forestry with residential development occurring only on large lots.

Policy: Allow reconstruction of non-conforming structures which were destroyed by fire or other peril, provided a satisfactory well and septic system remain.

Policy: Encourage subdivision plats and other intensive land uses to locate near cities or rural communities within the region.

Policy: Future development shall be directed to or near areas with existing government services.

Goal: Maintain agricultural land use activities and encourage preservation of suitable lands for future agricultural use.

Policy: Suitable agricultural lands held by government bodies should be released to legitimate farming activities.

Goal: Encourage rural industry, as defined and regulated in the St. Louis County Zoning Ordinance, to become established in the area.

Goal: Provide suitable locations for industrial and commercial activities to develop in the region to avoid land use conflicts.

Policy: Encourage industry to locate in or near existing cities in the region.

Policy: New and expanded commercial activities shall provide a buffer from nearby residential districts to minimize the impact of the commercial land use.

NATURAL FEATURES

Goal: Protect public waters from pollution and abuse consistent with a total perspective of area land use needs and citizen capabilities.

Policy: Develop a rivers management plan keyed to the unique assets of the rivers in the region.

Policy: Develop an alternative land use management system for shoreland zoning that more accurately reflects land and water capabilities, existing activities, and which implements State standards.

Policy: Maintain local control over management of public resources.

Policy: Support continual studies of area lakes to identify environmentally sensitive locations in order to better manage development.

Goal: Encourage the highest and best use of peat lands in the region.

Goal: Encourage development and implementation of intensified forest management plans.

Goal: Ensure that all future development will be sited on the most appropriate soils types.

Policy: Identify those areas having severe development constraints due to poor soils or excessive slopes.

Goal: Provide a sufficient amount of undeveloped land to ensure maintenance of the rural character of the region, to protect natural resources and wildlife, and to provide for the open space needs of area residents.

Policy: Designated open space area shall be property owned or managed by government bodies to the greatest extent possible.

PLAN CONCEPTS FOR SOUTHWEST ST. LOUIS COUNTY

The plan concepts listed below are the essential categories of human activities which are commonly "planned" for, or guided into the most appropriate geographical location in proper relationship to one another. These relationships have been determined by contrasting a variety of information about the area including: land use; ownership; building permit activity; highways and road access; soil types; housing types; population; economic activities; streams; lakes and drainage patterns. The appropriateness of these relationships are typically decided by local citizens through public participation in surveys, public meetings and hearings. Consequently, the concepts as delineated in the individual townships are subject to change or modification following close public scrutiny. To guide this public decision-making, most concepts suggest two or more zone districts which are consistent with the purpose of the concept.

F/P (Forestry/Peat) - Peat has been identified from the Soil Conservation Service (SCS) Generalized Soils Maps and the DNR Peat Resources Report for Southwest St. Louis County. It has been included as a separate concept because it has the unique characteristic of being both an opportunity and a problem for development in the area. The wetness problems of peat bogs offer serious constraints to almost any kind of traditional development, but they also contain a great potential for future harvesting or mining. Consequently, it is felt that these areas should be kept from any degree of intensive development until well established policies regarding this peat resource have been established. It is suggested that a Forest-Agricultural District or a Forest Management District or an Open Space (O-1) District be used to accomplish this.

F (Forestry) - This concept recognizes the importance that forestry activities play in the economy of the Southwest St. Louis County area, and the even greater role that forestry will play in the future. Provision can be made for this important land use and other multiple use recreational activities which also occur in forested areas, by formally recognizing existing ownership patterns, public and private forestry policies and current land uses through designation of Forest-Management Districts. In an effort to preserve management options on tax forfeited land and to prevent unwise capital investments in the development of that land, it is essential that this concept, and related ones, be reviewed with resource management plans developed by the Land and Timber Department.

F/L (Forestry/Low Density Residential) - This concept identifies those areas which have an incidence of private residential development intermixed with public forestry lands and private commercial forestry activities. These two land uses do not necessarily conflict, and if residential density is limited few problems will result. The Forest-Agricultural District or in some cases the Forest Management District would be most appropriate to safeguard the non-conflicting nature of this relationship.

A/L (Agriculture/Low Density Residential) - This concept identifies the best farming land in St. Louis County, but also recognizes a serious problem with over-development of it. The farms in the vicinity of Meadowlands, and running generally NE-SW, are located in the bed of glacial Lake Upham. This lake bed is characterized by a rich mixture of silt, clay and sand, but being a lake bed, is extremely flat. Due to the heavy nature of the clay soils, drainage is often a problem and seasonal ponding often develops. With proper drainage, however, and with limited residential development, most agricultural activities would do well here. Either the Agriculture, the Forest-Agriculture, or the Forest-Management District would be appropriate with this concept.

L (Low Density Residential) - The low density residential concept implements a goal developed from citizen input through the questionnaire and public meetings. The goal of "maintaining the rural character of the area" can be accomplished through identification of those locations which typify this rural character, and then move to continue these qualities. Among other important features, the Southwest St. Louis County residential pattern can be characterized as scattered residences along main highways and where land ownership is predominantly private. Agricultural areas were excluded from this concept and placed in another classification. Minimum lot sizes should exceed five acres for this concept.

M (Moderate Density Residential) - There are several areas where development has occurred or is expected to occur in a density which is typical of suburban communities. This more intense development is normally found near high employment locations or other heavy concentrations of residences. Where appropriate, the moderate density concept has been applied, and a zoning minimum lot size of less than five acres is suggested.

H (High Density Residential) - Residential development in a few locations in Southwest St. Louis County has become almost urban in character, with numerous subdivisions and relatively small lots. The majority of these lots have already been built upon, and to avoid creating non-conforming properties, a lot size of one acre for unsewered and less than one acre for sewer properties should be required.

W (Waterfront) - All lakes and streams designations shall meet the minimum standards established by the Minnesota Department of Natural Resources. Additionally, lands bordering and near classified water bodies will accept a concept reflective of the existing development pattern, the natural characteristics of this land, and the desires of the area property owners.

The County's position is that development should not impair the function or quality of any significant water resource while realizing that these very resources are major attractions. The minimum standards established by the State of Minnesota must be met; however, a more responsive land use tool must be developed.

CC (Community Center) - The integrity of existing community centers shall be preserved by

encouraging their continuation and the location of similar services nearby. This can be accomplished by the identification of these areas, establishing this concept as a priority, and ensuring that zoning is appropriate to allow continuation and necessary expansion.

C (Commercial) - There are some locations with commercial development which cannot be adequately protected without benefit of a commercial zone district. These locations typically provide services which go beyond local needs, some being regional in scope. Other commercial locations have several different commercial enterprises all of which contribute viability to the others and which conceivably could be hindered if encroached upon by residential or other conflicting land use.

M (Mining) - The current activities of the Eveleth Taconite Company near Forbes are identified using this concept, which is the only active mining in the Southwest County Planning Area. At the present time, this area will be classified as a Heavy Industrial District, but shall be changed to the new Mining District when this new zone is adopted.

I (Industrial) - Although there is little incidence of manufacturing or other industrial uses in the area, there are some which need a special classification of Light Industrial District to allow continued operations and to provide for future expansion.

SEE ORIGINAL DOCUMENT FOR MAPS OF FOLLOWING:

TOWN OF BREVATOR
TOWN OF CEDAR VALLEY
TOWN OF COTTON
TOWN OF ELLSBURG
TOWN OF ELMER
TOWN OF FINE LAKES
TOWN OF FLOODWOOD
TOWN OF HALDEN
TOWN OF LAVELL
TOWN OF MCDAVITT
TOWN OF MEADOWLANDS
TOWN OF NORTHLAND
TOWN OF PAYNE
TOWN OF PRAIRIE LAKE
TOWN OF STONEY BROOK
TOWN OF TOIVOLA
TOWN OF VAN BUREN
T 53 R 16
T 55 R 18
T 52 R 21
T 55 R 21

EFFECTUATION

- Section 1 - This Ordinance shall take effect and be in full force on the 1st day of September, 1980, upon its adoption by the St. Louis County, Minnesota, Board of Commissioners.
- Section 2 - Public hearings held by the St. Louis County Planning Commission on June 9 and June 12, 1980.
- Section 3 - Recommended by the Planning Commission to the County Board for adoption on June 12, 1980.
- Section 4 - Commissioner Dicklich moved the adoption of this Ordinance and Commissioner Dodge duly seconded the motion and it was adopted on the following vote:

Yeas: Commissioners Dicklich, Dodge, Doty, Hoff and Shannon

Nays: Commissioners Hall and Kron

Absent: None

Abstain: None

This Ordinance was declared adopted by the St. Louis County Board of Commissioners on the 19th day of August, 1980.

A. LLOYD SHANNON
A. Lloyd Shannon, Chairman
St. Louis County Board of Commissioners

Certified as a complete and accurate copy of
Ordinance No. 27, Article II, Section 6

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST:

RAYMOND C CARLSON
Raymond C. Carlson, Deputy Auditor
Clerk of the County Board

AMENDMENT TO THE
SOUTHWEST PLANNING AREA
WITHIN THE
TOWN OF BREVATOR
T. 50 N. - R. 17 W. - SECTIONS 23, 26, & 35
(ORDINANCE NO. 27, ARTICLE II, SECTION 6)

Adopted: October 24, 1989

Effective: October 24, 1989

Ordinance Number 27, Article II, Section 6

Plan Amendment Summary
Town of Brevator

1. The SE 1/4 of Sec. 23, and the E 1/2 of the E 1/2 of Sec. 26, and the SW 1/4 of the SE 1/4 of Sec. 26, and the N 1/2 of the NE 1/4 of Sec. 35, in Township 50 North, Range 17 West (Town of Brevator), shall be placed in the Moderate Density Residential Concept from the Low Density Residential Concept.
2. The Southwest Planning Area Land Use Plan Moderate Density Residential Concept reads as follows:

M (Moderate Density Residential) - There are several areas where development has occurred or is expected to occur in a density which is typical of suburban communities. This more intense development is normally found near high employment locations or other heavy concentration of residences. Where appropriate, the moderate density concept has been applied, and a zoning minimum lot size of less than five acres is suggested.

CONCEPT MAP
TOWN OF BREVATOR
T 50 R 17

SEE ORIGINAL DOCUMENT

EFFECTUATION

This amendment to Ordinance Number 27, Article II, Section 6, shall take effect and be in full force on the 24th day of October, 1989, upon its adoption by the St. Louis County Board of Commissioners and shall be published in the official newspaper of St. Louis County as provided by Minnesota Statutes.

Public hearings were held by the St. Louis County Planning Commission on August 10 & Sept. 14, 1989, and by the St Louis County Board of Commissioners on Oct. 24, 1989.

Recommended by the Planning Commission to the County Board for adoption on the 14th day of September, 1989.

Commissioner Lepak moved the adoption of this Ordinance amendment, and Commissioner Krueger duly seconded the motion, and it was adopted on the following vote:

Yeas: Commissioners Krueger, Kron, Lamppa, Lepak, Prebich, Raukar, and
Chairman Doty - 7

Nays: None

Absent: None

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 24th day of October, 1989.

GARY DOTY
Chairman, St Louis County Board of Commissioners

Certified as a complete and accurate copy of Amendment to
Ordinance No. 27, Article II, Section 6.

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST

KAREN ERICKSON
Karen Erickson, Clerk
St. Louis County Board of Commissioners